

**JAMUL DULZURA
COMMUNITY PLANNING GROUP**

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MAY 21 2009

DRAFT MINUTES

DEPARTMENT OF PLANNING
AND LAND USE

Tuesday, May 12, 2009

(to be approved May 26, 2009)

Oak Grove Middle School Library

7:30 pm

1. **Call to Order Dan Kjonegaard**, Chair, called the meeting to order at 7:30 p.m.
2. **Roll Call: Present:** Dan Kjonegaard, Randy White, James Talbot, Dan Neirinckx, Janet Mulder, Linda Ivy, Wythe Davis, Janice Grace, Earl Katzer, Judy Bohlen, Krishna Toolsie, and Steve Wragg

Excused: Frank Hewitt, Martin Muschinske, Richard Wright.
Absent:
3. **Motion to approve the Minutes for April 28, 2009 and Agenda for May 12 as posted 72 hours before the meeting, Motion carried unanimously.**
4. **OPEN FORUM - Opportunity for public to speak - limit 3 minutes.**
 - a. **Michael Casinelli** brought up the Otay Water District's rate structure and told us that he felt it was discriminatory against the rural areas. He would like to have us write a letter to Dianne Jacob stating that the way the water usage rates need to be more equitable for our area. Dan Kjonegaard suggested that Mike contact Mark Roback, Otay Director for this area, since we are a land-use recommending body and he would be in a better position to receive input.
 - b. **Gene Sullivan** – complimented Dr. Katzer on his Veterinary Clinic and pointed out that it is a very nice facility. He also complimented Earl Katzer on his stand in principle against the fire stations being built through the stimulus package.
 - c. **Carl Meyer** – asked if there were any members of \Planning Group from Barratt or Dulzura and was told that Dan Neirinckx owns property in Dulzura, but we would welcome others from those communities to run for the Planning Group. He asked about the trees cut down on north side of SR 94 and asked why. **Linda Ivy** pointed out that they cleared non-native trees from the area and she will check on it for him.
 - d. **Janice Grace and Janet Mulder will not be at the May 26th meeting. Judy Bohlen will take notes and send them to Janet for distribution.**
5. **Heidi Lane Fire Access – Olive Vista to Lyons Valley Rd – Bob Citrano - DPLU reported** – He pointed out that we had recommended the deletion of Heidi Lane as an access road. There was an agreement in the past to allow students to use the road as a walking path and the residents wanted to vacate the IOD. Bob pointed out that there were no connections between Olive Vista and Lyons Valley Road at this point. He is recommending possibly that Heidi Lane would be used as a fire access road and riding and hiking trail. It would follow Heidi Lane and could follow one of several

paths as a fire access road. The IODs would be removed through the General Plan Update. The road could be removed as a Circulation Element Road but reserving the IOD. **Steve Wragg** said that it was his understanding that SC760 was removed from the Circulation Element and therefore the IODs don't all exist. **Bob Citrano** stated that they still show on the map. **Chris McAdams, JDUSD School Board President**, showed that the IODs are on the west side of the school. Heidi Lane is a private road and the plan would be to have it gated at the corner of the school property and be an all-weather road – width to be determined by the fire department's requirements – but a maximum of 24 feet roadway. **Nadine Bennett, JDUSD Superintendent**, said that they have worked with the property owners since 1994 and the property owners have allowed the students to use the walking path. This proposal of an emergency exit connecting Lyons Valley Road and Olive Vista is one they would like to see done for the community. Since the IODs do not exist south of Olive Vista as they were removed some time ago, it would only make sense to have the connection be at this point. **Steve Wragg** asked if the IOD for the emergency road would utilize the 30 feet IOD or if it would go onto the school's property. **Bob Citrano** wants to know if the Planning Group supports the idea of an emergency access. They are considering a 40-foot right of way for the trail and the emergency access. **Dan Neirinckx** asked if the existing IODs would be reduced and only the part that was used for the road be included. **Nadine Bennett** said that the school has offered to put the road on their property which would mean little or no impact to the property owners to the west. **Bob Citrano** said that **Dan Neirinckx** asked what would constitute an "emergency access" and would it mean if the road was closed to traffic other than in an emergency. **Nadine Bennett** said it was just for fire and other emergencies. **Linda Ivy** said she did not think it would cause an increase in traffic as it would be emergency access only and not affect the amount of daily traffic. **Bob Citrano** stated that there would need to be a change to the zoning ordinance to allow no setbacks for the backyards. **Linda Ivy** stated that an emergency road in her area has been used only in case of fire. **Nadine Bennett** said the gate would be locked at each end with keys to fire and school personnel. **Dan Kjongegaard** asked if there are any physical restrictions to going straight through to Lyons Valley rather than through the school. His feeling is that you would need to have someone controlling traffic at Lyons Valley Road and Skyline Truck Trail as well as where this road would connect to Lyons Valley Road. **Marcia Spurgeon, JDUSD Board Member**, said that they had walked the route and that the terrain limits them to this route. **Dan Kjongegaard** suggested that they need to look at both possible points of exit. **John Poole, resident, Pleasant View Lane**, pointed out that the helicopter and evacuation center is on the school grounds. In an emergency Lyons Valley Road will be full and you would need to have another exit. **Bob Clay, resident of Pleasant View Lane** and **Chris Papike**, asked for more information as to the type of the road and the width and how it affects their property. **Marlene Rushler** pointed out that there was a locked access from Olive Vista through Jamul Highlands which might be a better emergency route. **Dan Kjongegaard** pointed out that the property is private property and not an easement. **Marlene Rushler** would want assurance that it would not turn into a public road and it was pointed out that today the IOD exists, and this proposal is to remove it. **Dan Kjongegaard** said that there would be a sub-committee formed to work on determining the right of way and to make recommendations regarding the construction of this emergency access. **Chris Papike** stated that he was not aware that there was a 60-foot easement for a public road over his property. **Randy White** asked **Bob Citrano** to explain how long it would take to do all of the work. **Bob**

Citrano told us that in Fall 2010 or before, when the General Plan will be approved, and then if people sub-divide their property some maybe built, but the biggest problem is the funding as the issue has not been resolved. The trail would be need to be maintained. **Dan Neirineckx** moved we form a sub-committee with members, property owners, community and school district, to give input and make recommendations to the group and develop a detailed concept and that he would volunteer to serve as chair. **Steve Wragg** suggested that they look at Olive Vista Drive and see if that was a possibility for an emergency road. **Steve Wragg** amended the motion to include consideration of other possible emergency access routes in the area. **Linda Ivy** asked **Bob Citrano** if it would be better to have a vote of confidence for the idea. **Krishna Toolsie** suggested that we would want to include all interested property owners in the conversation. **Steve Wragg** pointed out that the County has never had a fire road designation, so we would be creating a new road designation. **Chris McAdams** pointed out that the School District has been working on this for quite a number of years, and stated that his understanding that the IODs would be vacated west of Heidi Lane and that the emergency access route that they have worked on would maintain the Heidi Lane Walkway and is a straight forward path. The School is very concerned that it never be a thoroughfare and would gate it to guarantee that to the property owners.

The motion as amended was: **Dan Neirineckx** moved we form a sub-committee with members, property owners, community and school district, to give input and make recommendations to the group and develop a detailed concept of an emergency access road, and he would volunteer to serve as chair. **Steve Wragg** suggested that they look at Olive Vista Drive and see if that was a possibility for an emergency road and therefore **Steve Wragg** amended the motion to include consideration of other possible emergency access routes in the area. The amended motion passed unanimously.

6. **AD08-023 – Hackney – Mother Grundy Truck Trail – barn – Dan Kjongegaard** introduced **Dale and Linda Hackney** who reviewed the fact that they have a 40-acre property and that they lost two barns, a portable office, and a four-car garage in the Harris Fire. Their first barn submission was 139 feet long and is now down to 114 feet and they have removed another structure from their first submission. Their proposed barn area is 5,478 square feet. They wanted to do a second phase which would be a 1600 sq ft storage area. **Steve Wragg** asked if this had been submitted before and **Dan Kjongegaard** stated that we had previously approved the project but wanted to see the plot plan for setbacks. **Dale Hackney** stated the prior County Planner thought that they were a commercial venture, but that is in error and their horse breeding business is all handled off-site and they are zoned for unlimited horses and today they have two horses on their property and six boarded in Lyons Valley. **Linda Hackney** pointed out that they had submitted a vector plan to the County. **Dan Kjongegaard** did a thorough research on this project, and after meeting with both the owners and the neighbors as well as the County, he made the following motion.

Dan Kjongegaard moved that AD 08-023, for the placement of a 5,478 sq. ft. barn and the future prefabricated agricultural storage building of 1,600 sq ft be approved with the following conditions: 1) No commercial activity allowed on the property without appropriate permits. 2) Permanent storm water BMPs be installed which conforms to the Low Impact Development Plan, to remain for the life of the permit, which blocks all drainage to the northerly and easterly

sides of the proposed buildings and any proposed manure storage area into the existing pond and water shed area. 3) That a replacement plot plan be resubmitted indicating these corrections along with their construction details. Motion carried unanimously.

7. **TPM20720 RPL 2 Preski/Gonya –Skyline Truck Trail – Mitigated Neg. Dec-**
Janice Grace reported that this property has been before us before which is located right after Skyline Ranch and this is on the south side of the road. It is quite steep, divided into two parcels – the first is 21.28 acres with 60% greater than 25% slope and parcel 2 17.63 acres 82 % greater than 25% slope. They are being asked to dedicate lots of open space easements due to slope – many are not contiguous. The County's requirements for this project are very restrictive and Janice recommends we take no action at this time.
8. **SDG&E Sub-Committee Report – Linda Ivy – reported that** SDG&E reminded us that our original time frame was they wanted to complete their choice by April 30, but are still interested in working with us, and while the timeline is important, it will not restrict their looking closely at these last four properties before a final recommendation is made. They will be investigating four of the properties we have suggested and doing their research on them. They include site 6, 10 10a, and 13. They will be looking closely at site 13 which is our preferred site and they will get back to us with their recommendations as soon as possible, hopefully by the next meeting.
9. **General Plan Update – Dan Neirinckx** They had a meeting on May 2 concerning the Draft sub-Division program and our Community Plan can be more restrictive. **Dan recommended the following changes:** that Policy 1 (xxiv-2) which was left in Semi-rural residential will be moved to Sub-regional goals and policies making it affect all of our policies (County concurred). (xxiv-3) Policy 4 – a) The minimum parcel size of all parcels is at least one net acre in zoning areas SR-1, 2 or 4. Minimum of five-acre size in zoning areas SR-10, RL 20, 40, 80 and 160. (xxxiv-5) Policy 8 (a) The facility must be intended to serve only the adjacent neighborhood *when located on non-circulation roads*. (xxiv-6) delete (xxiv-7) delete. This will come before us again next meeting for a vote.
10. **County Road Standards Update – DPW Letter – Linda Ivy**
Dan Neirinckx had reviewed this last year and our Planning Group had one comment that was addressed - on Pg 4, Item #33 – Remove “franchised utilities” – they defined the terms but did not remove it, but excluded cell phone facilities. **Linda recommended sending a letter to Bob Goralka in regards to the San Diego County Public Road Standards Update** voicing our concerns that many of the recommendations by the county's various Planning/Sponsor Groups were not taken into consideration. She made the statement that if we prepare a Community Right-of-Way Development Standard it appears to be a lengthy process, but perhaps the adoption of specific county Rural Road Standards would be a less costly, more stream lined process. **Dan Neirinckx suggested that we would be able to set up road modifications that would allow deviation from the standards making them more compatible with our community through our Community Plan Update and he will check on it and report back.**
11. **09-001 Zoning Ordinance Cleanup Amendment – Farm Employee Housing –**

Richard Wright – continued until the next meeting.

12. POD 08-005 – Ordinance regarding Accessory Dwelling Units – Steve Wragg – continued until the next meeting.

13. Jamul Indian Village Casino Status Report and Recommendations – nothing to report

14. JDCPG OFFICERS'S ANNOUNCEMENTS AND REPORTS – Dan Neirinckx reported....

a. TPM21028 – Glass – Sunrise Investments – Skyline Truck Trail – Dan Neirinckx will take and report back.

b. PO08-009 – Bear Mountain Reservoir and Antennas – Otay Water – approved.

c. SD Planning Commission – Mayd 22 – nothing in our planning area.

d. BOS May 12 and 13 agenda – nothing in our planning area

e. BOS May 5 change agenda – nothing in our planning area.

f. Planning Commission – May 8 – Bear Mountain Cell Site approved.

ADJOURNMENT:

Dan Kjonggaard adjourned the meeting at 9:40 p.m. reminding us that the next regular meeting is **May 26, 2009 at 7:30 PM at OAK GROVE MIDDLE SCHOOL LIBRARY**

Respectfully submitted,
Janet Mulder, Secretary

PLEASE NOTE:

**SDG&E Substation Subcommittee will meet on
Tuesday, May 26, 2009 - 6:00 before regular meeting,
Oak Grove Middle School Library**